047.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	845,600	/	845,600
USE VALUE:	845,600	/	845,600
ASSESSED:	845,600	/	845,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANSFIELD JOHN L-JUDITH A
Owner 2:	
Owner 3:	
Street 1:	54 SHERBORN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,302 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1784 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5302.000	382,400		463,200	845,600
Total Card	0.122	382,400		463,200	845,600
Total Parcel	0.122	382,400		463,200	845,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.99 | /Parcel: 473.9

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
33109			07/14/15

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 047.0-0001-0010.0

!3966!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,500	0	5,302.	463,200	845,700	845,700	Year End Roll	12/18/2019
2019	101	FV	282,300	0	5,302.	492,200	774,500	774,500	Year End Roll	1/3/2019
2018	101	FV	282,300	0	5,302.	359,000	641,300	641,300	Year End Roll	12/20/2017
2017	101	FV	282,300	0	5,302.	312,700	595,000	595,000	Year End Roll	1/3/2017
2016	101	FV	282,300	0	5,302.	266,400	548,700	548,700	Year End	1/4/2016
2015	101	FV	208,200	0	5,302.	260,600	468,800	468,800	Year End Roll	12/11/2014
2014	101	FV	208,200	0	5,302.	214,300	422,500	422,500	Year End Roll	12/16/2013
2013	101	FV	208,200	0	5,302.	203,800	412,000	412,000		12/13/2012

PRINT

Date	Time
12/10/20	19:04:49

LAST REV

Date	Time
07/14/15	11:53:03

philc

USER DEFINED

Prior Id # 1:	33109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3966

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16521-417		10/1/1985		125,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2014	563	Addition	89,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2015	Meas/Inspect	PC	PHIL C
6/19/2014	Info Fm Prmt	PC	PHIL C
4/23/2009	Measured	163	PATRIOT
3/27/2000	Inspected	264	PATRIOT
2/29/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5302		Sq. Ft.	Site		0	80.	1.09	1									463,246						463,200	

Total AC/HA:	0.12172	Total SF/SM:	5302	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	463,246	Spl Credit		Total:	463,200

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29496312
Const Adj.:	0.98990101
Adj $ / SQ:	160.236
Other Features:	112500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428746
Depreciation:	46305
Depreciated Total:	382441

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

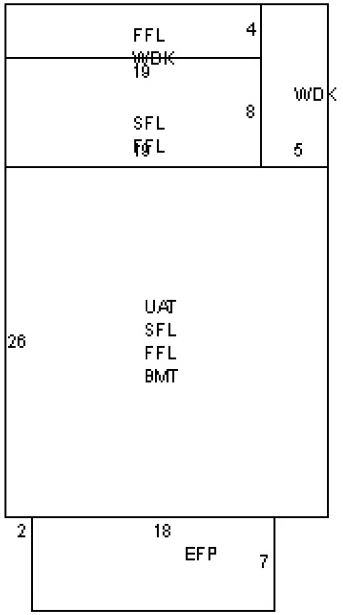
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.24
Special Features:	0	Val/Su Net:	143.22
Final Total:	382400	Val/Su SzAd	234.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	852	160.240	136,521
SFL	Second Floor	776	160.240	124,343
BMT	Basement	624	48.070	29,996
UAT	Upper Attic	156	112.160	17,498
WDK	Deck	136	13.220	1,798
EFP	Enclos Porch	126	48.340	6,091

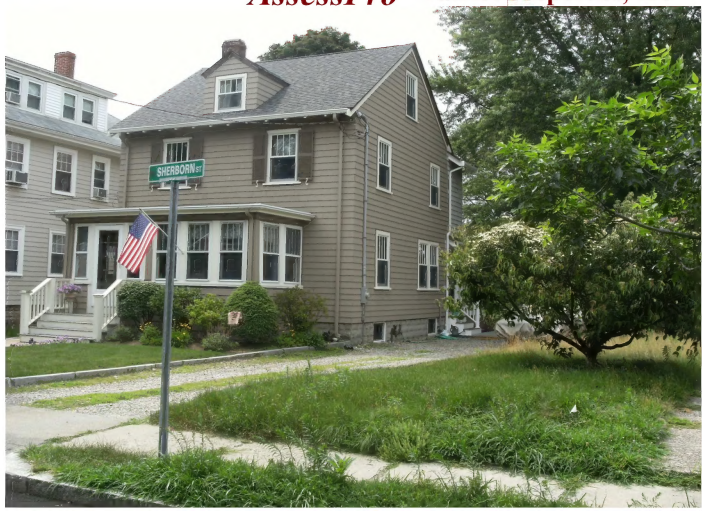
Net Sketched Area:	2,670			Total:	316,247
Size Ad	1628	Gross Are	3138	FinArea	1784

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: